

# CITY OF BEAVERTON

## PLANNING COMMISSION

### FINAL AGENDA

BEAVERTON CITY HALL  
**COUNCIL CHAMBERS**  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005

**FEBRUARY 28, 2001**

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCES

1. **CPA99-00013/TA99-00004 - GOAL 5 WILDLIFE HABITAT & TREE PRESERVATION AMENDMENTS**

*(Continued from August 9, 2000)*

The proposed amendments implement Periodic Review Order #00717 (formerly WO#00628), Work Task # 3 – Statewide Planning Goal 5 Wildlife Habitat. This Work Task amends City Comprehensive Plan policies and Development Code regulations implementing Oregon Administrative Rule Section 660-23-110 for protection of Significant Tree, Tree Groves and Historical Trees as identified on the Significant Natural Resource Map. Further, these amendments; (1) establish guidelines for protection of trees identified on the referenced map, and (2) provide protection for trees identified on the Washington County Community Plan and Map as a protected resource following annexation to the City.

2. **CPA99-00017/CPA99-00018 - LOCAL TREE INVENTORY UPDATE**

*(Continued from August 9, 2000)*

The proposed amendments implement Periodic Review Order #00717 (formerly WO#00628), Work Task #3 – Goal 5 Inventory. This work task is intended to bring the City of Beaverton Comprehensive Plan Map up to date with respect to Natural Resources. The amendment (CPA99-00017) would update the current Tree Inventory Map to include significant groves and trees that have been altered since the last inventory. The proposal includes adding five new significant trees to the inventory, which are located on the following map and tax lots: 1N120BA03900, 1S133BD90000, and 1S128DA06100, and in the right-of-way adjacent to SW Davies Road between SW Harness and SW Stallion Court. Recommendations regarding the significance of the proposed trees will be discussed in detail in the staff report.

The text update (CPA99-00018) includes one new page per significant grove or tree, which details the grove/tree health, a general comment about the grove/tree and a photo. Staff proposes adopting the map (CPA99-00017) as an update, adding appropriate new significant trees (CPA99-00017 and CPA99-00018) and updated pages (CPA99-00018). Please note the new computer-generated map would replace the current map in its entirety, however, the new photos and health reports will supplement existing data.

NEW BUSINESS

PUBLIC HEARING

1. **MURRAY HILLS CHRISTIAN CHURCH ADDITION**

*(Request for continuance to April 18, 2001)*

The following land use applications have been submitted for the proposed expansion of Murray Hills Christian Church, an existing church facility, located at 15050 SW Weir Road. Murray Hills Christian Church is generally located west of SW 148<sup>th</sup> Avenue and south of SW Weir Road. The site can be

specifically identified as Tax Lot 400 on Washington County Assessor's Map 1S1-32AA. The subject property is zoned Urban Standard Density (R-5) and is approximately 3.89 acres in size. Within the R-5 zone, churches and related facilities are permitted as a conditional use.

**CUP2000-0031: Conditional Use Permit**

The Planning Commission will consider the request for expansion of the existing conditional use. The proposed church expansion is intended to increase the size of the fellowship hall and the number of classrooms. No expansion is proposed to the main sanctuary area. The proposed addition includes a three-story portion located on the south building elevation. The highest portion of the proposed building addition is 42 feet and the lowest portion of the existing building is approximately 23 feet. Accordingly, the average overall building height of the church would be approximately 32.5 feet. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.05.15.2.C of the Beaverton Development Code.

APPROVAL OF MINUTES FOR JANUARY 31 AND FEBRUARY 7, 2001

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.